018.0	0006	0016.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	820,700 /	820,700
					USE VALUE:	820,700 /	820,700
					ASSESSED:	820,700 /	820,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
73		PRINCETON RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	RADULSKI CHESTER
Owner 2:	
Owner 3:	
Street 1:	73 PRINCETON RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .146 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1939, having primarily Vinyl Exterior and 1684 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

Comment Radulski00 1027

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6381.000	301,000		519,700	820,700
Total Card	0.146	301,000		519,700	820,700
Total Parcel	0.146	301,000		519,700	820,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 487.35 | /Parcel: 487.35

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct

13149

GIS Ref

GIS Ref

Insp Date

12/07/17

!1562!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 018.0-0006-0016.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	301,000	0	6,381.	519,700	820,700		Year end	12/23/2021
2021	101	FV	291,700	0	6,381.	519,700	811,400		Year End Roll	12/10/2020
2020	101	FV	291,800	0	6,381.	519,700	811,500	811,500	Year End Roll	12/18/2019
2019	101	FV	245,200	0	6,381.	672,600	917,800	917,800	Year End Roll	1/3/2019
2018	101	FV	245,200	0	6,381.	428,000	673,200	673,200	Year End Roll	12/20/2017
2017	101	FV	245,200	0	6,381.	391,300	636,500	636,500	Year End Roll	1/3/2017
2016	101	FV	245,200	0	6,381.	317,900	563,100	563,100	Year End	1/4/2016
2015	101	FV	239,200	0	6,381.	317,900	557,100	557,100	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	20:11:20

LAST REV

Date	Time
04/25/19	12:08:07
jorourke	

USER DEFINED

Prior Id # 1:	13149
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 1562

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FARR GEORGE I &	885-195		3/4/1977		56,400	No	No		Document 553352

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
4/25/2019	Mail Update	JO	Jenny O
12/7/2017	Inspected	BS	Barbara S
11/17/2017	MEAS&NOTICE	BS	Barbara S
1/30/2009	Meas/Inspect	372	PATRIOT
10/29/1999	Inspected	264	PATRIOT
10/5/1999	Mailer Sent		
10/5/1999	Measured	264	PATRIOT
8/23/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6381		Sq. Ft.	Site		0	85.	0.96	2									519,713						519,700	

Total AC/HA:	0.14649	Total SF/SM:	6381	Parcel LUC:	101	One Family	Prime NB Desc	KEL/MANOR	Total:	519,713	Spl Credit		Total:	519,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:	k - Kelwyn Manor		

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1939	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:			
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.24154925
Const Adj.:	0.99742496
Adj $ / SQ:	160.986
Other Features:	77391
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	408905
Depreciation:	107951
Depreciated Total:	300954

COMMENTS

SCUTTLE HOLE. OF=BMT SINK.

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals | RMs: 6 | BRs: 3 | Baths: 1 | HB 1

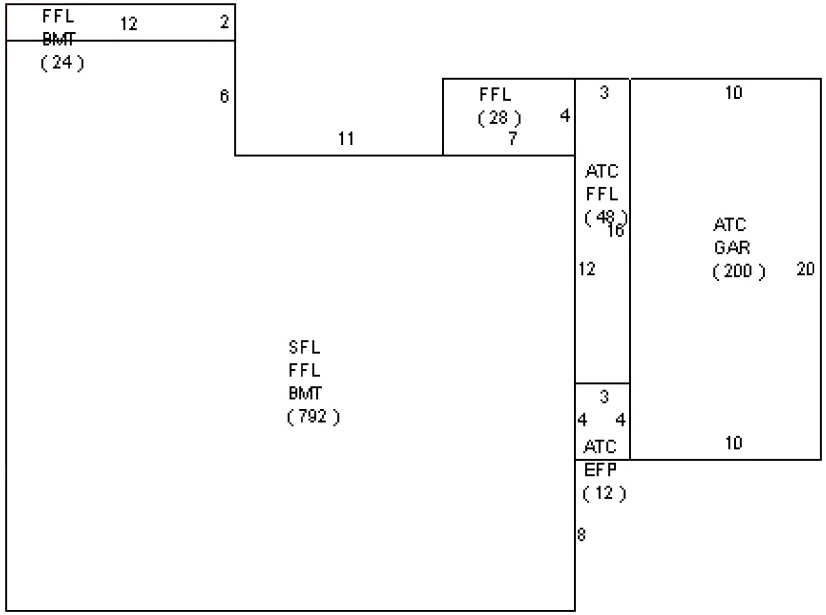
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:		Before Depr:	160.99
Special Features:	0	Val/Su Net:	107.38
Final Total:	301000	Val/Su SzAd	169.58

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	892	160.990	143,599
BMT	Basement	816	48.300	39,409
SFL	Second Floor	792	160.990	127,501
GAR	Garage	200	27.430	5,486
ATC	Attic	91	160.990	14,650
EFP	Enclos Porch	12	72.410	869

Net Sketched Area: 2,803 | Total: 331,514

Size Ad 1775 | Gross Area 2972 | FinArea 1684

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make: | Model: | Serial # | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 018.0-0006-0016.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N | Total Yard Items: | Total Special Featues: | Total: